140.A	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	625,200 / 625,200
					USE VALUE:	625,200 / 625,200
					ASSESSED:	625,200 / 625,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		PLYMOUTH ST, ARLINGTON

OWNERSHIP

Unit #: 3

Owner 1:	WILCOX LAURA E
Owner 2:	
Owner 3:	
Street 1:	3 PLYMOUTH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GALVIN TARA K/WILLIAM -
Owner 2:	BALGER MICHAEL/SCHAFFER C. -
Street 1:	3 PLYMOUTH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Stucco Exterior and 2339 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	625,200			625,200
Total Card	0.000	625,200			625,200
Total Parcel	0.000	625,200			625,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.29 /Parcel: 267.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 140.A-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	625,200	0	.		625,200		Year end	12/23/2021
2021	102	FV	606,400	0	.		606,400		Year End Roll	12/10/2020
2020	102	FV	597,000	0	.		597,000	597,000	Year End Roll	12/18/2019
2019	102	FV	551,700	0	.		551,700	551,700	Year End Roll	1/3/2019
2018	102	FV	487,100	0	.		487,100	487,100	Year End Roll	12/20/2017
2017	102	FV	443,300	0	.		443,300	443,300	Year End Roll	1/3/2017
2016	102	FV	444,400	0	.		444,400	444,400	Year End	1/4/2016
2015	102	FV	410,900	0	.		410,900	410,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALVIN TARA K/W	57194-46		7/26/2011		404,750	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2015	769	Window/S	17,200		6/23/2015			Install 26 replace

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
1/6/2014	Info Fm Plan	BR	B Rossignol
2/3/2012	NEW CONDO	BR	B Rossignol
10/26/2011	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8238																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

User Acct

313495

GIS Ref

GIS Ref

Insp Date

11/18/18

!15905!

PRINT

Date	Time
12/30/21	21:34:56

LAST REV

Date	Time
11/18/19	09:54:26

danam

PAT ACCT. 15905

USER DEFINED

Prior Id # 1:	90172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.09890974
Const Adj.:	0.98990101
Adj $ / SQ:	331.783
Other Features:	70750
Grade Factor:	1.00
NBHD Inf:	1.07000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	906065
Depreciation:	280880
Depreciated Total:	625185

COMMENTS

PDAS SINK IN BMT. GLA=2339.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	355.01
Special Features:	0	Val/Su Net:	267.29
Final Total:	625200	Val/Su SzAd	267.29

SKETCH

UnSketched SubAreas:
GLA: 2339,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,339	331.780	776,040
Net Sketched Area:		2,339	Total:	776,040
Size Ad	2339	Gross Area	2339	FinArea 2339

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

140.A-0004-0003.0

IMAGE

AssessPro Patriot Properties, Inc